

139.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,152,000 / 1,152,000

USE VALUE: 1,152,000 / 1,152,000

ASSESSED: 1,152,000 / 1,152,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
11		LINCOLN ST, ARLINGTON

Legal Description						User Acct
						88997
						GIS Ref
						GIS Ref
						Insp Date
						09/02/16

**OWNERSHIP**

Unit #:

Owner 1: AHEARN JEFFREY S	
Owner 2: AHEARN DINELI N	
Owner 3:	

Street 1: 11 LINCOLN STREET	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BURKHARDT JOHN R/ETAL -	
Owner 2: PHILLIPS KRISTIN M -	

Street 1: 11 LINCOLN STREET	
Twn/City: ARLINGTON	
StProv: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Wood Shingle Exterior and 1915 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

Z	R1	Sewer
o		Electri

n	Census:	Exempt
Flood Haz:		

D		Topo
s		Street

t		Gas:
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LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6594	Sq. Ft.	Site	0	90.	0.94	10									556,036						556,000	

PREVIOUS ASSESSMENT						Parcel ID	139.0-0001-0004.0	Date		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	595,000	1000	6,594.	556,000	1,152,000		Year end	12/23/2021
2021	101	FV	578,000	1000	6,594.	556,000	1,135,000		Year End Roll	12/10/2020
2020	101	FV	578,000	1000	6,594.	556,000	1,135,000	1,135,000	Year End Roll	12/18/2019
2019	101	FV	438,800	1000	6,594.	586,900	1,026,700	1,026,700	Year End Roll	1/3/2019
2018	101	FV	438,800	1000	6,594.	432,500	872,300	872,300	Year End Roll	12/20/2017
2017	101	FV	438,800	1000	6,594.	413,900	853,700	853,700	Year End Roll	1/3/2017
2016	101	FV	430,700	1000	6,594.	383,000	814,700	814,700	Year End	1/4/2016
2015	101	FV	400,500	1100	6,594.	321,300	722,900	722,900	Year End Roll	12/11/2014

SALES INFORMATION						TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BURKHARDT JOHN	45451-288		6/16/2005		786,500	No	No				
BOSHCO BRETT PE	25821-219		11/16/1995		357,000	No	No	Y			

BUILDING PERMITS						ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/14/2015	950	Renovate	120,800						9/2/2016	Meas/Inspect	DGM	D Mann
4/26/2011	342	Manual	8,500					REPL FRONT ENTRY	7/26/2016	Left Notice	DGM	D Mann
9/12/2008	1132	Manual	5,900	C		G10	GR FY10	2-4' X6' REAR ENTRY	7/26/2016	Permit Visit	DGM	D Mann
									11/19/2008	Meas/Inspect	345	PATRIOT
									12/29/2005	MLS	HC	Helen Chinal
									11/29/1999	Mailer Sent		
									11/10/1999	Measured	264	PATRIOT
									7/6/1992		JK	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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